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Building Committee Minutes 07-25-2000

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, JULY 25, 2000

PRESENT: John Cole, Chairman Robert Juusola
 William Shea, Vice Chairman Donald Marquis
 Richard Bento Charles Stretton
 Thomas Caccavaro Martin Thrope
 Kathleen Donovan
PARTICIPANTS: Dick Madonia, Project Manager
 Richard O'Dwyer, ICON Architecture
 Gene Kingman, Robert W. Sullivan, Inc. Consulting Engineers
CALL TO ORDER: 7:30 p.m.

BISHOP UPDATE – D. MADONIA/R. O'DWYER

Mr. Madonia reported on the construction progress. He noted that most of the furniture has been delivered to the Bishop School. The wall furniture units will arrive August 3rd or 4th. The TV's for those units will arrive on August 7th. Mr. Madonia informed the committee that he had spoken to the furnishings contractor (Tavares) and authorized \$50 per TV to install locks on the back of each. The committee concurred with Mr. Madonia's decision on the locks.

Teachers are scheduled to be able to enter the building for August 14th if the occupancy permit is in place.

Outstanding Items/Occupancy Permit – R. O'Dwyer

- Exterior handrails – Mr. O'Dwyer spoke to the fabricator today. Sidewalks still have to be modified which is "doable" and should be 2-3 days work.
- Handicapped parking issues – There is one space near the dumpster which meets the slope requirements. There is still the issue of reducing the slope on two of the handicapped parking spaces.
- Hot water heater – should be operational by Friday.
- Slop sink – Price has been received.
- Elevator permit – Have to introduce hydraulic restrictor which is a new code requirement. He will find out about that on Thursday.
- Bathroom lighting – Installation this week.
- Chimney flue – It has left Canada and should be here any day. Mr. Madonia indicated that the HVAC contractor was pushing to do a lot of holes. The Chairman noted that a second contractor should be ready to take over the work given that the issue is a critical path item.
- Window limits/stops – Proposed to Lockheed that they give us a credit on the locks. (Lockheed has proposed that the windows be screwed so that they are restricted from opening more than 5 inches.)
- Exterior doors & hardware – On site.

Mr. O'Dwyer's biggest concern is getting the furnace installed and the handicapped railings installed. In response to his request for a consensus on the handicapped parking issue, the committee instructed him to direct the contractor to make a correction in the corner (use one old space as the transitional slope – repaint one on the other side).

It was noted by Mr. Madonia that he did not feel that there was anything which would hinder the opening of the Bishop School in September.

Sewer Pipe Credit – G. Kingman

The committee discussed the unresolved sewer pipe credit issue with the consulting engineer, Mr. Gene Kingman. The committee is disputing the credit amount submitted by the general contractor. Because of the additional costs incurred by the contractor to video the sewer and storm pipes, it was the engineer's opinion that the town accept the credit as submitted.

An itemized list of additional work performed by the general contractor has never been received by the committee. The architect was directed to tell the contractor that the credit is rejected as proposed and to request the contractor to furnish the committee with additional background information on the issue.

HARDY UPDATE

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Change Order No. 5 to Bonfatti Construction in the amount of \$4,417.00 to add gate and curbed entrance at the Hardy.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Pay Application No. 12 to Bonfatti Construction in the amount of \$26,429.00.** ROLL CALL VOTE: Unanimous

➤••••• Rooftop units arrived on the site yesterday.

➤••••• There is an obstruction in the sewer pipe located near Mass. Avenue. In addition, the water main is not located where it is illustrated on the survey so that the manhole connection cannot be made. The design calls for a new manhole to be built over the existing storm drain and sanitary line. Mr. Kingman said that they will be doing engineering work over the next several days to see if they can make it work. Mr. Kingman will review solutions with Mr. Caccavaro and Mr. Bento and report to the committee at its next meeting.

COMMITTEE ORGANIZATION/MEMBER ROLES – J. COLE

Mr. Cole has spoken to individual members of the committee about establishing specific roles for committee members in an effort to develop a decision-making process for the various building project issues. The following members have agreed to the following roles:

- Tom Caccavaro – Official representative of the PTBC at all job site meetings
- Marty Thrope – Will generate financial spreadsheets for the project budgets. (Mr. Thrope will meet with Mr. Shea and Mr. Britt to fine tune this financial reporting. It was noted that, although recently retired, Mr. Britt will continue to help out at PTBC meetings.)
- Rob Juusola – Plan reviewer, quality control function (If there is a need, the committee would look to Mr. Juusola to bring an outside consultant on board to review design documents.)
- Charlie Stretton - Will continue his role as specifications reviewer and technical guidance person.
- Bill Shea – Will remain as political liaison to the committee.

In addition, Mr. Cole will meet with Mr. Madonia within the next several days to get his input on the Peirce and Dallin projects.

Mr. Cole asked that some time be devoted at every other meeting for the next two months to the committee's organizational issues.

FINAL DISCUSSION

Committee members discussed the possibility of future meetings with the Fire Department and the Building Inspections Division prior to the beginning of a construction project to explore ways to avoid costly extra expenses due to additional items required by those departments that are not included in the original design documents.

Mr. Shea indicated that the committee would be discussing the modification of the Peirce exterior with additional decorative blocks at its next meeting. He distributed a list of schools provided by the architect who have similar structures so that committee members could go and look at them.

DRA INVOICE

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve an invoice from DRA in the amount of \$806.21 for expenses incurred at the Brackett School.** ROLL CALL VOTE: Unanimous

TARGET MASONRY – W. SHEA

The town has been implicated in a lawsuit filed against T. R. White by Target Masonry. It was noted that Target is responsible for a leak at the Brackett School which T. R. White said they would repair. Mr. Shea said that the town still owes Target \$10,000. Mr. Shea would like to contact Paul Rittenberg at DRA and request that they issue a demand to Target to finish the job. If Target refuses, then T. R. White will do the work.

On a **MOTION** by Mr. Shea and seconded by Mr. Bento, it was VOTED to **pay T. R. White to finish the work for which Target is responsible and to pay for it with the money still owed to Target by the town. The motion was amended to include that the town will add a counter suit to that of T. R. White so that Target will know that the town is doing this.** VOTE: Unanimous

APPROVAL OF MINUTES

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve the PTBC Meeting Minutes of June 27 and July 11, 2000.** VOTE: Unanimous

ADJOURNMENT

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Marie Carroll

